

091.0

0002

0015.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

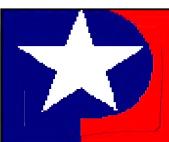
703,800 / 703,800

USE VALUE:

703,800 / 703,800

ASSESSED:

703,800 / 703,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		JANET RD, ARLINGTON

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
101		6000.000	283,100	700		420,000	703,800			58467
										GIS Ref
										GIS Ref
										Insp Date
										10/11/16

OWNERSHIP

Unit #:

Owner 1: BELL CHRISTIAN J & ANA	
Owner 2:	
Owner 3:	

Street 1: 10 JANET RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: DVORAK JOHN K -	
Owner 2: -	

Street 1: 10 JANET RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
---------------	--

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Clapboard Exterior and 1766 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Sewer	
Electri	

Census:	
Flood Haz:	

Topo	1	Level
Street		

Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6000	Sq. Ft.	Site	0	70.	1.00	5										420,000						420,000	

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 19 - Ranch	2	Rating: Very Good		A Bath:	Rating:	OF-SINK IN BMT PDAS.																	
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:																		
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																		
Foundation: 1 - Concrete				1/2 Bath:	Rating:																		
Frame: 1 - Wood				A HBth:	Rating:																		
Prime Wall: 2 - Clapboard				OthrFix: 1	Rating: Average																		
Sec Wall: 6 - Stucco	25 %			OTHER FEATURES																			
Roof Struct: 1 - Gable				Kits: 1	Rating: Very Good																		
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:																		
Color: WHITE 7 BEIGE				Fpl: 1	Rating: Average																		
View / Desir:				WSFlue:	Rating:																		
GENERAL INFORMATION				CONDOS INFORMATION																			
Grade: C - Average				Location:																			
Year Blt: 1958	Eff Yr Blt:			Total Units:																			
Alt LUC:	Alt %:			Floor:																			
Jurisdct: G17	Fact: .			% Own:																			
Const Mod:				Name:																			
Lump Sum Adj:				DEPRECIATION				REMODELING				RES BREAKDOWN											
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %					Exterior:	No Unit	RMS	BRS	FL									
Avg Ht/FL: STD				Functional:						Interior:	1	5	3	1									
Prim Int Wal 1 - Drywall				Economic:						Additions:													
Sec Int Wall:	%			Special:						Kitchen:													
Partition: T - Typical				Override:						Baths:													
Prim Floors: 3 - Hardwood				Total:	10.8 %					Plumbing:													
Sec Floors:	%			CALC SUMMARY				COMPARABLE SALES				Electric:											
Bsmnt Flr: 4 - Carpet				Basic \$ / SQ: 100.00						Heating:													
Subfloor:				Size Adj.: 1.35000002						General:													
Bsmnt Gar:				Const Adj.: 1.00999999						Totals	1	5	3										
Electric: 3 - Typical				Adj \$ / SQ: 136.350																			
Insulation: 2 - Typical				Other Features: 100120																			
Int vs Ext: S				Grade Factor: 1.00																			
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																			
Heat Type: 3 - Forced H/W				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100	% AC: 100			Adj Total: 317403																			
Solar HW: NO	Central Vac: NO			Depreciation: 34280																			
% Com Wal	% Sprinkled			Depreciated Total: 283123																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 091.0-0002-0015.B										IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101											
19	Patio	D	Y	1	300	A	AV	1980	3.50	T	31.2	101			700		700						
More: N	Total Yard Items:	700	Total Special Features:			Total:	700																